

1 BILL NO. R-85-11-60

2 DECLARATORY RESOLUTION NO. R-145-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 November 18, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Lot Number 95 of the Original Plat
12 to the Town, now City of Fort Wayne,
Allen County, Indiana;

13 said property more commonly known as 215 East Berry Street,
14 Fort Wayne, Indiana 46802;

15 WHEREAS, it appears that said petition should be pro-
16 cessed to final determination in accordance with the provisions
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section
21 4, below, the property hereinabove described is hereby designated
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
23 12.1. Said designation shall begin upon the effective date of
24 the Confirming Resolution referred to in Section 3 of this Resolu-
25 tion and shall continue for one (1) year thereafter. Said desig-
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee
31 on Finance and shall also be referred to the De-
32 partment of Economic Development requesting a re-

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commendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

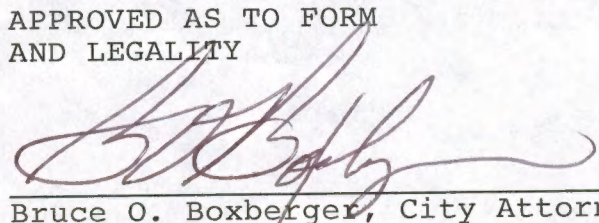
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____.M.,E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Law, and duly adopted, placed on its passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 11-26-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-145-85 on the 26th day of November, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of November, 1985, at the hour of 1:00 o'clock P.M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 5th day of December, 1985, at the hour of 3:30 o'clock P.M.,E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Robert S. Walters
2. Owner(s) Robert S. Walters
3. Address of Owner(s) 1919 Forest Park Boulevard
Fort Wayne, Indiana 46805
4. Telephone Number of Owner(s): (219) 423-9551 (Business)
(219) 422-1858 (Residence)
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant see answer to #3
7. Telephone number of Applicant: () see answer to #4
8. Address of Property Seeking Designation 215 East
Berry Street, Fort Wayne, Indiana 46802
9. Legal Description of Property Proposed for Designation
(may be attached) Lot Number 95 of the Original Plat
to the Town, now City of Fort Wayne, Allen County,
Indiana
10. Township Wayne
11. Taxing District Fort Wayne

12. Current Zoning B-3A
13. Variance Granted (if any) N/A
14. Current Use of Property
- a. How is property presently used? Office building
- _____
- _____
- b. What Structure(s) (if any) are on the property? 40,000 square foot concrete/steel office building
- (5 story)
- c. What is the condition of this structure/these structures? structurally sound but dated
15. Current Assessed Value of Real Estate _____
- a. Land \$27,000
- b. Improvements \$68,100
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$3,400⁺
17. Description of Proposed Improvements to the Real Estate _____
- Interior remodeling
- _____
- _____
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- February - March, 1986
- b. When is completion expected? End of December, 1986
19. Cost of Project (not including land costs) \$250,000+

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? approximately 72

b. What is the nature of those jobs? professional,
para-professional, clerical, secretarial

c. Anticipated time frame for reaching employment level stated above?

Immediate

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) none

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The proposed project is located in a "target area"
and is a prime example of a renovation project
recycling an obsolescent and substandard office
building.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

It will make the project more economically feasible,
will add stability to this downtown block, will
encourage similar development in the core area of downtown,
and will keep a large professional tenant downtown.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No x

26. Financing on Project

What is the status of financing connected with this project? \$2,000,000 Industrial Revenue Bond applica-
tion currently pending before the Economic Development
Commission, scheduled for public hearing November 21,
1985. Purchaser for the bonds has been found.

I hereby certify that the information and representation on this Application are true and complete.

Robert S. Walters

Signature (s) of Owners

November 18, 1985
Date

Robert S. Walters

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

O3-85-11-60

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1. (Robert S. Walters;215 East Berry Street)

EFFECT OF PASSAGE Interior renovation of the office building will make the project more economically feasible, will add stability to this downtown block, will encourage similar development in the core area of downtown, and will keep a large professional tenant downtown.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$250,000+

ASSIGNED TO COMMITTEE (PRESIDENT)

BILL NO. R-85-11-60

Tong

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating
an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

[Signature]
BEN A. EISBART
CHAIRMAN

Janet G. Bradbury
JANET G. BRADBURY
VICE CHAIRWOMAN

Samuel J. Talarico
SAMUEL J. TALARICO

Thomas C. Henry
THOMAS C. HENRY

James S. Stier
JAMES S. STIER

CONCURRED IN 11-26-85

SANDRA E. KENNEDY
CITY CLERK